121.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,412,000 / 1,412,000
					USE VALUE:	1,412,000 / 1,412,000
					ASSESSED:	1,412,000 / 1,412,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24	-26	LAKEVIEW, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOWES ROBERT E
Owner 2:	
Owner 3:	
Street 1:	26 LAKEVIEW
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,853 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1912, having primarily Stucco Exterior and 4343 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11853.000	638,200	6,000	767,800	1,412,000
Total Card	0.272	638,200	6,000	767,800	1,412,000
Total Parcel	0.272	638,200	6,000	767,800	1,412,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.12 | /Parcel: 325.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 77838
GIS Ref:
GIS Ref:
Insp Date: 12/17/12

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 121.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	638,100	6000	11,853.	767,800	1,411,900	1,411,900	Year End Roll	12/18/2019
2019	101	FV	495,900	6000	11,853.	810,500	1,312,400	1,312,400	Year End Roll	1/3/2019
2018	101	FV	495,900	6000	11,853.	597,200	1,099,100	1,099,100	Year End Roll	12/20/2017
2017	101	FV	495,900	6000	11,853.	571,600	1,073,500	1,073,500	Year End Roll	1/3/2017
2016	101	FV	495,900	6000	11,853.	529,000	1,030,900	1,030,900	Year End	1/4/2016
2015	101	FV	482,800	6000	11,853.	443,600	932,400	932,400	Year End Roll	12/11/2014
2014	101	FV	482,800	6000	11,853.	433,400	922,200	922,200	Year End Roll	12/16/2013
2013	104	FV	545,300	6000	11,853.	375,400	926,700	926,700		12/13/2012

!9345!

PRINT

Date	Time
12/10/20	23:50:16

LAST REV

Date	Time
01/07/13	15:05:27
apro	

USER DEFINED

Prior Id # 1:	77838
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9345

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARBERA KEVIN	27344-122		5/30/1997		470,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2012	919	Redo Bat	12,000					
1/20/2006	43	Re-Roof	8,500					

ACTIVITY INFORMATION

Date	Result	By	Name
12/17/2012	Meas/Inspect	JBS	JOHN S
12/14/2008	Meas/Inspect	372	PATRIOT
11/9/2000	Hearing N/C	189	PATRIOT
12/29/1999	Inspected	276	PATRIOT
11/29/1999			
11/17/1999	Mailer Sent		
10/27/1999	Measured	266	PATRIOT
9/30/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11853		Sq. Ft.	Site		0	90.	0.72	10			View	10					767,833						767,800	

Total AC/HA: 0.27211 | Total SF/SM: 11853 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 767,833 | Spl Credit | Total: 767,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	V - Very Good		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.95051515
Const Adj.:	1.30961895
Adj $ / SQ:	155.602
Other Features:	94000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	867090
Depreciation:	228912
Depreciated Total:	638178

COMMENTS

648-0518 WALK UP UAT ONLY ENTER 24.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	1	HB	1

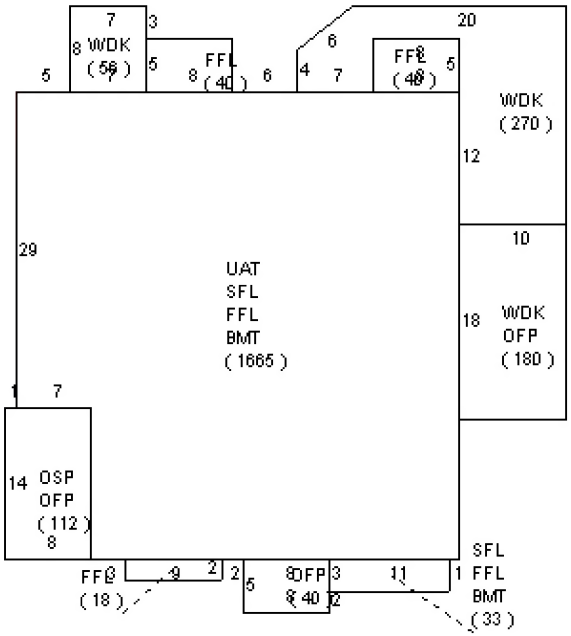
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	171.16
Special Features:	0	Val/Su Net:	97.32
Final Total:	638200	Val/Su SzAd	182.66

SUB AREA

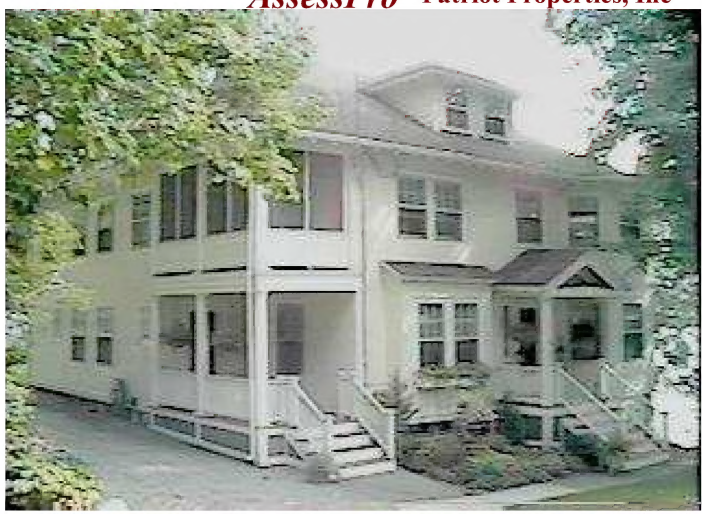
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,796	155.600	279,460
BMT	Basement	1,698	61.850	105,024
SFL	Second Floor	1,698	155.600	264,211
WDK	Deck	506	10.450	5,286
UAT	Upper Attic	416	62.240	25,908
OFP	Open Porch	332	28.120	9,335
OSP	Screen Porch	112	44.990	5,039
	Net Sketched Area:	6,558	Total:	694,263
Size Ad	3494	Gross Are	7807	FinArea 4343

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X20	A	AV	1950	20.68	T	40	101			5,500			5,500
19	Patio	D	Y	1	10X10	A	AV	1996	6.00	T	18.4	101			500			500

More:	N	Total Yard Items:	6,000	Total Special Featues:		Total:	6,000